099.0	0001	0006.C	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	691,000 / 691,000
					USE VALUE:	691,000 / 691,000
					ASSESSED:	691,000 / 691,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARATORE CARL A/EIRINN	
Owner 2:		
Owner 3:		
Street 1:	70 YERXA RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	PHILLIPS JOHN A & RACHEL W -
Owner 2:	-
Street 1:	70 YERXA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,380 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7380.000	242,000		449,000	691,000
Total Card	0.169	242,000		449,000	691,000
Total Parcel	0.169	242,000		449,000	691,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.88 | /Parcel: 399.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	64307
GIS Ref	
GIS Ref	
Insp Date	11/20/18

!8007!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0001-0006.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	242,000	0	7,380.	449,000	691,000	691,000	Year End Roll	12/18/2019
2019	101	FV	209,600	0	7,380.	455,400	665,000	665,000	Year End Roll	1/3/2019
2018	101	FV	209,600	0	7,380.	339,900	549,500	549,500	Year End Roll	12/20/2017
2017	101	FV	209,600	0	7,380.	307,900	517,500	517,500	Year End Roll	1/3/2017
2016	101	FV	209,600	0	7,380.	295,000	504,600	504,600	Year End	1/4/2016
2015	101	FV	196,500	0	7,380.	250,100	446,600	446,600	Year End Roll	12/11/2014
2014	101	FV	196,500	0	7,380.	237,300	433,800	433,800	Year End Roll	12/16/2013
2013	101	FV	196,500	0	7,380.	225,800	422,300	422,300		12/13/2012

PRINT

Date	Time
12/10/20	22:36:00

LAST REV

Date	Time
06/19/19	10:17:20

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8007

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PHILLIPS JOHN A	44598-105		2/4/2005		435,000	No	No		
	9664-205		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	64307
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2017	588	Dormers	90,500	O				
8/26/2016	2109	Redo Bat	10,000	O				
3/3/2016	222	Inter-De	4,000					REMOVE WALL
9/10/2015	1315	Alterati	6,615		9/10/2015			Rebuild of masonar
6/18/2012	746	Porch	3,500					6X5 OFP TO EFP

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	MEAS&NOTICE	CC	Chris C
8/20/2012	Info Fm Prmt	BR	B Rossignol
3/26/2009	Measured	197	PATRIOT
7/8/2005	MLS	HC	Helen Chinal
10/19/1999	Meas/Inspect	256	PATRIOT
8/15/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7380		Sq. Ft.	Site		0	70.	0.87	5									448,982						449,000	

Total AC/HA:	0.16942	Total SF/SM:	7380	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	448,982	Spl Credit		Total:	449,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	140.304
Other Features:	87107
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328835
Depreciation:	86812
Depreciated Total:	242022

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6		BRs:	3		Baths:	2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

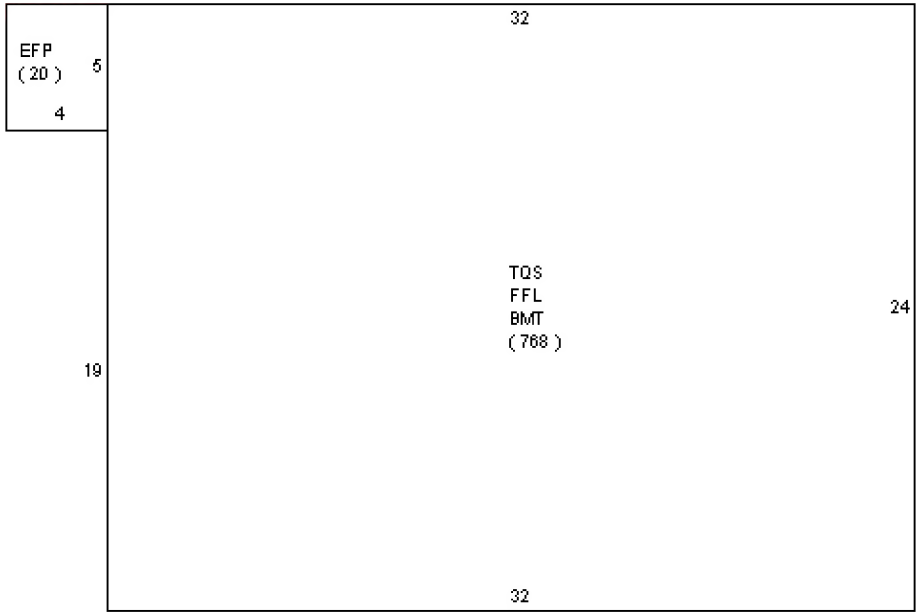
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.30
Special Features:	0	Val/Su Net:	113.51
Final Total:	242000	Val/Su SzAd	180.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	67.350	51,722
FFL	First Floor	768	140.300	107,754
TQS	3/4 Story	576	140.300	80,815
EFP	Enclos Porch	20	71.860	1,437
	Net Sketched Area:	2,132	Total:	241,728
Size Ad	1344	Gross Are	2324	FinArea 1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0001-0006.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6x8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: